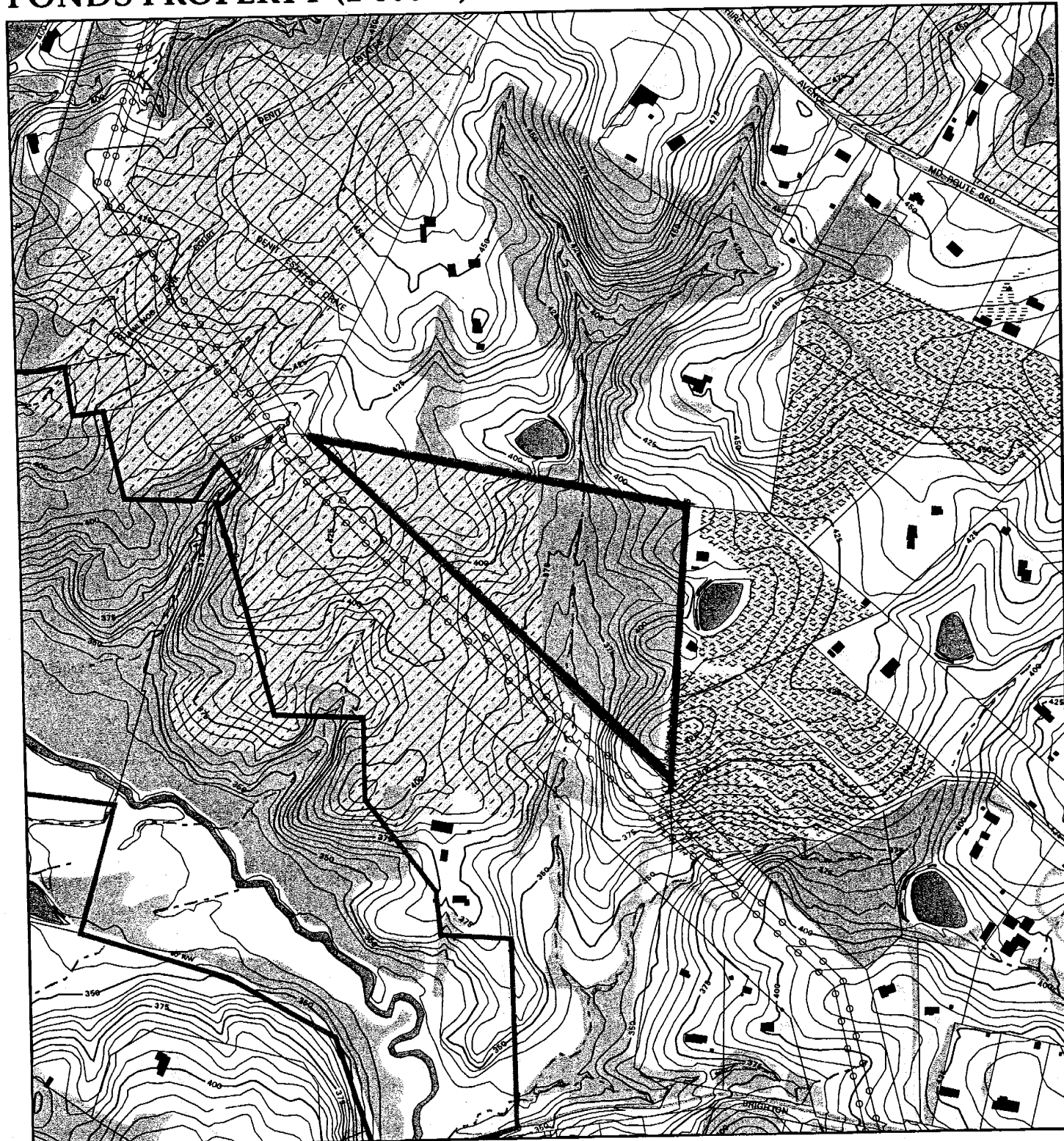


# PONDS PROPERTY (1-06025)



Map compiled on September 19, 2005 at 11:38 AM | Site located on base sheet no - 229NW02

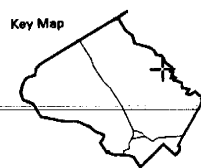
## NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up-to-date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



N



Research & Technology Center



1 inch = 600 feet  
1 : 7200

M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

# PONDS PROPERTY (1-06025)



Map compiled on September 19, 2005 at 11:54 AM | Site located on base sheet no - 229NW02

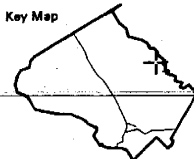
## NOTICE

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Key Map



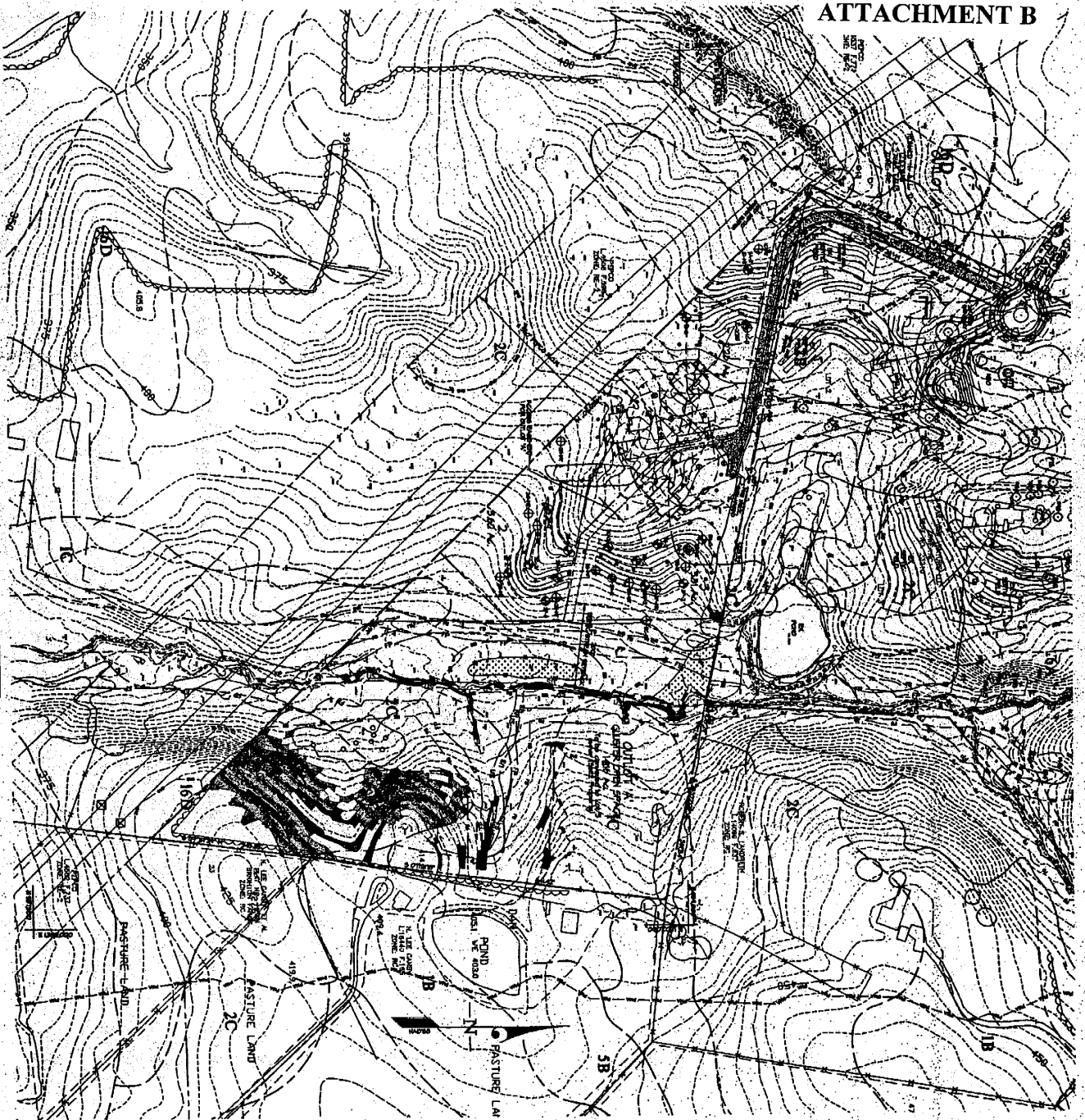
N



Research & Technology Center



1 inch = 600 feet  
1 : 7200



AREA	AREA NO.	AREA DESCRIPTION	AREA ACRES	TOTAL ACRES
1	1	...	...	...
2	2	...	...	...
3	3	...	...	...
4	4	...	...	...
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**GIW CONSULTING LIMITED & ASSOCIATES**  
 2000 ...  
 ...



**PREPARED FOR:**  
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**PREPARED BY:**  
 ...  
 ...

**DATE:** ...  
**SCALE:** ...  
**PROJECT:** ...

**GENERAL NOTES**

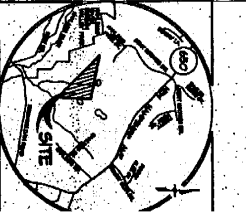
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**SITE DATA**

Site Name: ...  
 Total Project Area: ...  
 ...

**CONCRETE STANDARDS**

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- 18. ...
- 19. ...
- 20. ...



**VICINITY MAP**  
 SCALE: 1" = 1 MILE

**LEGEND**

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- 19. ...
- 20. ...

**ENGINEER'S CERTIFICATE**

I, the undersigned, being a duly Licensed Professional Engineer in the State of Virginia, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the applicant.

...  
 ...

## Preliminary Plan Data Table and Checklist

Plan Name: Ponds Property				
Plan Number: 1-06025				
Zoning: RC				
# of Lots: 3				
# of Parcels: 1				
Dev. Type: 3 one-family detached dwelling units				
PLAN DATA	Required/Permitted	Proposed for Approval	Verified	Date
Minimum Lot Area	40,000 sq.ft.	99,316.8 sq.ft. (2.28 acres) is minimum proposed	<i>Dml</i>	Nov. 30, 2005
Lot Width	125 ft.	Must meet minimum	<i>Dml</i>	Nov. 30, 2005
Lot Frontage	25 ft.	Must meet minimum	<i>Dml</i>	Nov. 30, 2005
Setbacks				
Front	50 ft. Min.	Must meet minimum	<i>Dml</i>	Nov. 30, 2005
Side	17 ft. Min./ 18 ft. 35 total	Must meet minimum	<i>Dml</i>	Nov. 30, 2005
Rear	35ft. Min.	Must meet minimum	<i>Dml</i>	Nov. 30, 2005
Height	50 ft. Max.	May not exceed maximum	<i>Dml</i>	Nov. 30, 2005
Open Space	60% (13.60 ac)	62% (14.16 ac)	<i>Dml</i>	Nov. 30, 2005
Max Resid'l d.u. or Comm'l s.f. per Zoning	4 du/ac	3 du/ac	<i>Dml</i>	Nov. 30, 2005
MPDUs	N/A	N/A	<i>Dml</i>	Nov. 30, 2005
TDRs	N/A	N/A	<i>Dml</i>	Nov. 30, 2005
Site Plan Req'd?	No	--	<i>Dml</i>	Nov. 30, 2005
<b>FINDINGS</b>				
<i>SUBDIVISION</i>				
Lot frontage on Public Street	Yes	Yes	<i>Dml</i>	Nov. 30, 2005
Road dedication and frontage improvements	No	No	DPWT	Oct. 25, 2005
Environmental Guidelines	Yes	Yes	Environmental Planning	Nov. 11, 2005
Forest Conservation	Yes	Yes	Environmental Planning	Nov. 11, 2005
Master Plan Compliance	Yes	Yes	<i>Dml</i>	Nov. 30, 2005
Other				
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management	Yes	Yes	DPS	Sept. 23, 2005
Well and Septic	Yes	Yes	DPS	Nov. 14, 2005
Local Area Traffic Review	Not required	N/A	<i>Dml</i>	
Fire and Rescue	Yes	Yes	MCFRS	Nov. 29, 2005